

## ACTIVE WEEK IN REALTY MARKET

Brokers Close 155 Transactions  
Involving 287 Lots—Sales of  
Large Consideration Figure.

Two buildings under rental to the United States Government changed owners during the third week of June. The Bieber building on B street southwest, near Fourteenth street, occupied by a branch of the Department of Agriculture, was sold for \$500,000. The Department of Justice building on K street between Vermont avenue and Fifteenth street was valued at \$200,000.

These sales, together with the transfer of several apartments, business houses, and dwellings at high figures, and the negotiation of the Chase property at Pennsylvania avenue and Thirteenth and a-half street, comprising a half square of ground, which, with the improvements contemplated, calls for an outlay of \$1,000,000, constitute the features of a remarkably active week's trading.

During the past six days the brokers closed 155 transactions, in which were involved 287 lots and parcels of realty. The number of deals completed was identical with the business of the third week of June, 1914, but in the volume of trading the past week shows an increase of seventeen lots over the number changing hands in the corresponding week of last year. An interesting feature of the comparison of the two years is that quality pervaded the market, a number of sales of large consideration having figured in the week ending June 20, 1914, although there were no sales as large as the two featuring the activity of the past week.

Suburban Trading Dominates. Tuesday was a banner day for the week, having a total of thirty-five sales to its credit. It was followed closely by Wednesday's record of thirty-three trades. Monday was in third place with twenty-six deals effected, followed by Thursday, when twenty-three sales were reported. Friday saw twenty deals completed, and eighteen sales were recorded for the half-holiday of Saturday.

Suburban trading continued to dominate the market. The outlying suburbs being the scene of seventy-seven parcels being conveyed and a like number of lots changed owners in the week ending June 20. The northwest was close at hand with seventy-two lots to its credit. There were forty-six lots sold in the northeast, twenty in the southeast, and three in the southwest. The largest sale of the week was in southwest Washington, where the Columbia Properties Company sold the Bieber building, an annex of the Department of Agriculture, to Mrs. Henrietta M. Halliday, for \$500,000. Consideration for the sale Mrs. Halliday transferred the Department of Justice building at 1435 K street northwest to the Columbia Properties Company at a valuation of \$200,000, and also conveyed to the company a large tract of unimproved land on the west side of Sixteenth street northwest, between Belmont street and Crescent place, valued at \$140,000.

Apartment Change Hands. Two apartments valued at more than \$60,000 each figured in the week's business. The Hamilton on New Hampshire avenue, between T and U streets, was purchased by the Lindsey estate for a consideration of \$65,000. The Nantuxet, at 1415 W street northwest, was sold by W. W. Lindsey to the Warren Apartment Company, for \$62,000. An apartment, the Amherst, at 1804 Columbia road, was purchased by William C. Bates from Della S. Smallwood for \$34,500. It is a four-story house and has twelve apartments.

The largest transaction in residential property was the purchase by John W. Thompson of the four-story English basement house at 1525 New Hampshire avenue northwest for \$50,000. The seller, T. Sanner and William A. Hill, the sellers, took premises 1516 S street northwest in part payment at a valuation of \$12,000.

In the business section the chief sale involved premises 1206 G street northwest. Walter R. Bowers purchased the property from Alice T. Connolly for \$31,000.

The old landmark at North Capitol and C streets, at the corner, with an elevation with a brick wall at the rear, passed to the United States this week in the course of the settlement by the commission to purchase the plaza area. For a consideration of \$47,000, Mrs. Mary M. Yznaga, who has occupied the property as a home for many years, transferred it to the Government.

Loan Market Active. The loan market was active, although the total did not approach that of the second week of the month. The exact figures for the third week of June were \$71,968.71. This sum was borrowed on the security of 241 lots at an average interest rate of 5.7 per cent.

Straight loans preponderated with an aggregate of \$39,000.00. The sum of all the notes given for deferred payments was \$171,768.31. Building associations advanced to members \$81,150.

County property was most favored, being offered as security for \$15,213.11 in loans. Land in the northwest was pledged for \$22,300. The record of loans in the course of the week was: Northwest, \$38,500; southwest, \$35,700; and southeast, \$24,300.

Plaza Property Turned Over to Government

Several more properties occupying the Capitol plaza went on the records this week as being transferred from their former owners to the United States Government in connection with its conversion of the condemned area between the Capitol and Union station into a public park.

Mentioned in the deeds are: Real estate between C and D streets and North Capitol street northeast, owned by Mary M. Yznaga; 321 and 323 Delaware avenue northeast, owned by Hannah B. Sperry and Henry H. Sperry, respectively; and 156 D street northeast, and 167 Massachusetts avenue northeast, owned by Albert Barnes.

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## WELL-KNOWN PROPERTIES FIGURING IN REAL ESTATE DEALS OF WEEK



Building now occupied by Department of Justice at 1435 K street northwest.



Bieber Building, now used by Department of Agriculture, in B street southwest, between Thirteenth and one-half and Fourteenth streets.

### MANY BUILDING PERMITS ISSUED

John L. Warren to Construct  
Apartment House on Mint-  
wood Place.

The impetus of trading which marked the realty market this week compares favorably with that which local builders are likely to enjoy for a heavy volume of building permits which were secured at the office of the building inspectors. Among them were a substantial number of permits which signal the beginning of building operations of more than ordinary size.

The largest permit issued by the close of business yesterday was for the erection of an apartment house at 1662 Mintwood place for John L. Warren. The cost of building is estimated at \$55,000. The apartment has been announced as one of the more attractive improvements proposed for the section near the Rock Creek Bridge in the vicinity of the Woodward and Dresden apartments and the Bristol School. It will be four stories, with sixteen suites. Its two frontages will be about seventy-five feet.

George Y. Worthington, Jr., secured a permit to erect a three-story brick dwelling at 1918 S street. Plans have been prepared by Architect John M. Donn. The residence, which the owner will occupy, is estimated to cost \$10,000. An improvement in a row of homes in the northeast is scheduled with a permit to Harry A. Kite to build several two-story dwellings at 337 Sixteenth street northeast. They will be 15 by 40 feet dimensions, and the operation is estimated to cost \$10,000. A. L. Davidson is the architect.

Middaugh & Shannon, real estate brokers, will erect ten two-story brick dwellings at 607 to 623 Illinois avenue and one at 401 Shepherd street. They will cost \$37,000. C. C. Cluney is the architect.

The operation which contemplates an addition to the Congress Hall Hotel, in New Jersey avenue, figured in the permit this week. The extension of the hotel to embrace the forty-room residence, 229 New Jersey avenue southeast, is estimated to cost \$10,000.

Another considerable permit was issued to H. J. Keogh to erect a three-story residence and store at 343 Frost street northeast. It will cost about \$10,000.

With the perennial exodus of home seekers into outlying subdivisions, interest attaches this season to a marked activity in sales of property in a subdivision known as Bon Air, Va., thirty minutes from the city's center and half way between Washington and Falls Church, Va.

Agalston and Richardson, real estate brokers who have had this subdivision in charge for the past year, announce a growing popularity in its lots and report a steady advance of sales since the advent of spring.

The subdivision marks a development in nearby Virginia properties, and realizes, it is said, in sales are within the dream of "early settlers," who looked to the improvement of the Virginia side as rapidly as the Maryland portion of the then District of Columbia.

In this connection, the growing popularity of nearby Virginia with Washington home seekers is evidenced by a growing public service, population and rise of realty values.

In 1900, say realty men, this part of Virginia lay practically inert. There were only five homes for public service, a population of but 6,480 and realty values estimated at 250 per cent less than they command today.

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### EMORY ESTATE SOLD FOR BACHELOR HOME

A deed was placed on record this week transferring the old residence at 1718 H street northwest from Woodbury Blair to George Marvin, Basil Miles, and Andrew J. Peters. Mr. Blair represented the Matilda Emory estate as trustee under her will. The consideration of the sale is understood to be \$16,000.

It is understood the three joint purchasers will assume the residence as a bachelor's quarters, where they will jointly make their home. The property is intact, and there will be no alterations.

The residence is a three-story red brick, fronting about twenty-five feet on H street. It was built half a century ago, and has been since its erection the Washington residence of the Emory family. Mrs. Blair, both distinguished in service, lived there for many years.

It is centrally located in Washington's fashionable city district. The Metropolitan Club has its quarters nearly adjoining the residence, and other clubs and residences mark the neighborhood as one of the most exclusive in the city.

Holy Rosary Church to Hold Picnic on July 5

Plans are being made by the congregation of the Church of the Holy Rosary for the annual all-day picnic at the Benning track, July 5.

Charles Messina is chairman of the committee on arrangements and announces that nothing will be left undone in trying to make the outing enjoyable.

More than 1,000 persons are expected to attend. Music, dancing, a pig race, clay pigeon shooting, baseball, and other games are planned. The proceeds from the outing will be for the benefit of the new church building fund.

Dr. Clark to Preach on "Force That Never Fails"

"Force That Never Fails" will be the theme of the sermon which the Rev. Dr. Lucius C. Clark will deliver at the evening service tomorrow at Hamline M. E. Church. Following the regular service Miss Edith Athey, organist, will give a brief recital. She will be assisted by Master William Keat.

To Hold Picnic July 8

The picnic of the Church of the Atonement Sunday school will be held at Marshall Hall on July 8.

### APARTMENT PLANNED FOR SIXTEENTH ST.

It is reported that the Columbia Properties Company, of which Joseph C. Sheehy, president, will erect one of the most handsome apartment houses in the city on the tract of 30,000 square feet in Sixteenth street northwest, adjoining Henderson Castle. This real estate was acquired this week in a part trade for the Bieber building, or Department of Agriculture annex, in B street southwest, in which the Department of Justice building was a part figure.

Though plans for the proposed improvement are still in the embryo, architects have been busy looking over the land, contemplating plans.

The architectural scheme has not been decided on, though it is safely assumed that the tract will be entirely covered to its considerable frontage in Sixteenth street.

It is said such an apartment would aim to present novel schemes and innovations that promise to make it in some of its aspects a new thing for the Capital City. Among these is mentioned a large assembly room and ball room on the first floor.

The tract is between Crescent and Belmont streets. Adjoining it is the Henderson Castle property on one side and the residence of former Ambassador White on the other.

In the immediate neighborhood are a number of Washington's most architecturally artistic homes.

The property was acquired from Mrs. Henrietta M. Halliday.

Congress Hall Hotel Increases Capacity

The Ohio Banking and Trust Company, acting for the Barret estate, has sold the residence at 229 New Jersey avenue southwest, adjoining the Congress Hall Hotel, to Sam Hart. The deed was placed on record this week.

Mr. Hart has announced that the Congress Hall Hotel will be extended to take in the new property, increasing the capacity of Congress Hall by 100 more guest chambers as well as by the reception rooms on the first floor.

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### ORGANIZE TO ERECT BIG OFFICE BUILDING

Federal City Construction Co.  
Formed, With Frank P. Milburn, Architect, President.

The Southern Railway Company yesterday signed a twenty-year lease on the proposed nine-story office building to be erected at the southeast corner of Thirteenth and a-half street and Pennsylvania avenue, immediately joining their present quarters.

At the same time the developers of this building project organized into a new company to be known as the Federal City Construction Company. Frank P. Milburn, of the firm of Milburn, Heister & Co., architects, was elected president, and A. M. McLaughlin, secretary-treasurer.

The construction of this building, it is said, will not effect a removal of the Southern Railway Company from its present home, as this will be retained to accommodate the growing business of the railway.

Plans and specifications have been prepared for the building in the offices of Milburn, Heister & Co. These describe an attractive nine-story office building, covering about 24,000 square feet and having a frontage on Pennsylvania avenue of 195 feet and a depth of 120 feet, forming a frontage which gives on the District Building.

It is estimated that the building construction will cost about \$700,000. The contract calls for its completion by March 1, 1916.

The property was bought this week from F. R. Chase. It was the previous owner of the tract to erect a theater on this site.

"Way of Life" Is Topic For Rev. John E. Briggs

At the Fifth Baptist Church tomorrow evening the pastor, the Rev. John E. Briggs, will preach an illustrated sermon on "The Way of Life." The Rev. Dr. Weston Bruner, former pastor, will speak on "The Purpose of War and the Flag of Peace."

On Wednesday evening the Men's League will hold its last meeting until fall. Judge William F. Norris will speak on "The Purpose of War and the Flag of Peace." The Ladies' Missionary Society will meet Tuesday evening.

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## Happenings of Note In Washington Churches

The Rev. B. D. Gaw, pastor of the West Washington Baptist Church, Thirty-first and N streets northwest, will tomorrow adopt a new idea for the church services during the hot summer evenings.

Instead of having the church brilliantly illuminated, the hymns will be shown on a screen, while the lights of the church will be extinguished. This plan is expected to make the edifice much more comfortable throughout the service.

The summer schedule will be introduced tomorrow at Park Road Methodist Protestant Church. Instead of the regular 8 o'clock worship, an open air "Golden Glow" service will be held in the roof chapel at 6:45 o'clock—lasting forty-five minutes. The pastor, the Rev. George M. Clayton, is planning special musical features for every Sunday evening.

This is the only roof chapel church in Washington, and is a cool, comfortable place for summer worship, morning or evening.

Last Sunday was a day of special interest, including a service apropos of the anniversary of the new church in the morning and interesting children's day exercises at night.

The Rev. Dr. Thomas Edward Potterton, pastor of the Universalist Church, of Our Father, of Brooklyn, will occupy the pulpit of the Church of Our Father tomorrow. Dr. Potterton has traveled extensively in Europe and America, and is an eloquent preacher and lecturer. He has been devoting his time during the past week to studying the buildings and institutions of Washington, collecting data for use in his lectures next winter.

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### ACTIVITY IN BONAIR SUBDIVISION SALES

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Agalston and Richardson, real estate brokers who have had this subdivision in charge for the past year, announce a growing popularity in its lots and report a steady advance of sales since the advent of spring.

The subdivision marks a development in nearby Virginia properties, and realizes, it is said, in sales are within the dream of "early settlers," who looked to the improvement of the Virginia side as rapidly as the Maryland portion of the then District of Columbia.

In this connection, the growing popularity of nearby Virginia with Washington home seekers is evidenced by a growing public service, population and rise of realty values.

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## A Wonderful Home Value!

Homes of this quality in so admirable a location have never before been offered at prices and terms so liberal as these!

16 to 22 Girard St. N.E.  
(One Block South of Beautiful Soldiers' Home Park)